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PROJECT
NOTIFICATION
FORM

SUBMITTED TO:

The Boston Redevelopment Authority

PREPARED BY

MFPA INC.
192 Worcester Road
Natick, MA 01760

July
1989



BOSTON REDEVELOPMENT AUTHORITY DISTRICT

PROJECT NOTIFICATION FORM

SUMMARY

A. Project Identification

1. Project Name: New England Medical Center Hospitals, Inc.
2. Project Address: 750 Washington Street
Boston, MA 02111
3. Project Owner: New England Medical Center Hospitals, Inc.
4. Developer: New England Medical Center Hospitals, Inc.
5. Developers Representative: Ms. Anne Levine
956-7576
6. Architects: MFPA Inc.
Tsoi Kobus Associates
Randall Imai
Andre Wouters
7. Legal Counsel: Ropes and Gray
Larry Smith, NEMC General Counsel
8. Estimated Commencement and Completion Dates:
Determination of Need (DoN) to be filed
September 1989
DoN Approval expected:
September 1991
Phase I Construction to Begin in:
September 1992
Phase I Construction to be Completed in:
September 1994
9. Approximate Cost:
\$150,000,000
10. Status of Project Design:
Programming and Pre-Schematic Design
11. Applicability of Article 31, Boston Zoning Code:
This project falls under the requirements for
development review under Article 31 and Institutional
Master Plan Review, Draft Boston Zoning Code, Section
40-16.
12. Requirement for Determination of Need:
This project falls under the Department of Public
Health D.O.N. requirements.

B. Narrative Project Description (Describe the site and the design and development programs):

- New England Medical Center Hospitals, Inc. proposes to build a 250,000 square foot structure that consists of two buildings on a site on Washington Street, Oak Street and Ash Street. These buildings will be connected across Nassau Street. The site is currently 40,000 square feet in area with a 60 space surface parking lot and the boarded up old Don Bosco Building. The proposed program consists of clinical space and research space.

The program planned for the North Building is as follows:

- SB. Mechanical
- B. Hospital Services
- 1. Emergency Unit
- 2. Patient Rooms
- 3. Patient Rooms
- 4. Patient Rooms
- 5. Operating Rooms and Day Surgery
- 6. Research
- 7. Research
- 8. Research

The program planned for the South Building is as follows:

- B. Mechanical
- 1. Ambulatory Services
- 2. Ambulatory Care
- 3. Community Hospital
- 4. Maternity Beds
- 5. Maternity, Delivery and LDRP Rooms
- 6. Research
- 7. Research
- 8. Research

C. List Federal or State agencies from which permits or other actions have been or will be sought:

<u>Agency Name</u>	<u>Permit</u>	<u>Date Filed/ File No.</u>
Massachusetts EOEA	MEPA Approval	
Dept. of Environmental Quality Engineering - Division of Air Quality Control	Fossil Fuel Utilization Permit	



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Dept. of Environmental
Quality Engineering - Division
of Water Pollution Control

Sewer Connection
Permit

Massachusetts Water Resources
Authority

Industrial User
Discharge Permit

Federal Aviation Authority

Notice of Proposed
Construction or
Alteration

Massachusetts Aeronautics
Commission

Review of Building
Height and Lighting

Dept. of Environmental
Quality Engineering - Division
of Water Supply

Water Supply Permit

Department of Public Health

Determination of Need

Department of Inspection Services

Building Permit

Boston Redevelopment Authority

Master Plan Approval

City of Boston

Department of Public Health

Department of Public Safety

Note: Each permit listed above will be filed unless further
analysis shows that such permit is not required.

- D. List any zoning relief required for this project (including
any zoning variance, exception, conditional use permit, interim
planning permit, zoning map or text change, or Development Impact
Agreement):

Draft Zoning for the Chinatown Areas is currently under
review and will be adopted within four to six months. This
project is consistent with the Draft Zoning and is expected to
require no zoning relief.

- E. List any governmental agencies or programs from which
financial assistance for this project is being sought:

It is unknown at this time how this project will be
financed.

Project Description

- A. Attach map showing location of project; survey if available; site plan and architectural rendering if available.

The accompanying figures include a site context map, existing site conditions map, site plan, building sections, and several floor plans.

- B. Dimensions

See Attachment 1.

- C. Uses - List the Current and Proposed Uses and the Square Footage for each use:

<u>Proposed Buildings Use</u>	<u>Gross Square Feet</u>
North Building	
Clinical Space	107,000
Research Space	64,000
South Building	
Clinical Space	51,000
Research Space	30,000

Assessment of Development Review Components

(Note anticipated direct and indirect environmental impacts, if any, for each review component. If significant adverse impact is considered likely to result, please explain. Positive impact may also be considered).

- A. Transportation Components

1. Traffic Management

Project generated traffic will have minimal effect on travel volumes, intersection capacities and pedestrian circulation. With the close proximity of the MBTA Orange line (across the street) and the South Station train line as well as NEMC's shuttle from the Herald Street Garage, the increase on vehicular traffic should be minimal. A revised traffic study will give the projected vehicle trips for each day.

2. Parking Management

This project will entail the removal of 60 parking spaces from the Washington Street surface lot. Furthermore 63 spaces will be lost due to the development of a community service center on a parcel currently owned by NEMC. NEMC is planning to expand the existing Herald Street Garage which is located outside the core of Chinatown to meet the long term needs of the Medical Center. Shuttle bus service will continue to operate.

3. Construction Management

NEMC will be working closely with the immediate residential neighbor and other members of the Chinatown Community to implement measures to mitigate the effects of construction as the surrounding area. These measures will address such aspects as construction worker parking, equipment location, material staging and storage, routing for removal of excavated soils, and fill and construction waste. Until a construction schedule is firmly established, it is not possible to quantify these effects and to detail specific management practices.

B. Environmental Protection Component

1. Wind

There are several taller structures within the immediate neighborhood to the North and South and many taller structures within several blocks. We do not believe the proposed structures will affect the wind patterns.

2. Shadow

Based on preliminary project review, this development may cast new shadows in the vicinity of the site. The north and east sides are New England Medical Center property. The west side is Washington Street. If necessary a detailed shadow study will be conducted during the environmental review process.

3. Daylight

The project will be designed to have as little additional effect as possible on the extent of daylight in the project area.

4. Solar Glare

Materials used in the construction of the project will be selected to minimize solar glare.

5. Air Quality

Construction activity will generate temporary increase in air contamination, such as CO, NO, and hydrocarbon exhaust emissions. Construction-related dust can be minimized by wetting and other standard dust-control procedures. Post-construction project-related traffic will result in some long-term increases in these emissions. However, ambient levels will not be significantly increased.

6. Water Quality

The project site is currently occupied by structures and paved areas. The proposed project is not expected to result in any increases in stormwater runoff into the City storm water system.

7. Flood Hazard Zones/Wetlands

The project is not located in a flood hazard zone or a wetland.

8. Groundwater

Previous test borings and a recent test hole indicated that ground water is reached at about 17 feet below grade. New test borings have not yet been taken.

9. Geotechnical Impact, including subsoil conditions

This site is filled land. Previous construction projects indicates that there is a wide variety of fill that will be encountered. When new test borings are taken, this section will be updated.

10. Solid and Hazardous Waste

Demolition of the existing structure and excavation for the and foundations and basement will result in the generation of rubble and fill material. Methods and location of disposal will be identified when appropriate.

11. Noise

Noise levels generated during the construction phase of the project will comply with City of Boston ordinances. Noise and vibration during foundation installation will be minimized.

12. Construction Impact, proposed safety features and construction methodology

Proposed safety features and construction methods will be identified during the design phase.

13. Rodent Control

A rodent control program will be implemented during the construction phase of the project.

14. Urban Design Component

The architecture surrounding this project is rather individual in style. It is intended to enhance the pedestrian movement by connecting Nassau Street to Washington Street. The ground floor of the North Building will be pulled back from Washington Street. The ground floors of the North and the South Buildings will not be a wall, but will have an open feeling and a relationship to the street. The design team will be aware of and work with the Parcel C team to increase the compatibility of the two projects and their relationship to surrounding buildings. This project will be designed to reflect the design guidelines from the Chinatown Zoning. It is anticipated that there will be meetings with the urban design staff of the BRA and the Chinatown Community as the design proceeds.

The massing and form of the proposed development will be designed to respect the scale, orientation and activity areas of its neighbors through appropriate use of functional organization and orientation of building volumes.

D. Historic Resources Component

1. Impact on Object, Structures, Buildings, Sites, or Districts of Historic, Architectural, Archaeological, or Cultural Distinction

This report comes from the Ropes and Gray report:

An inspection on April 22, 1989 of the State Register of Historic Places, as updated through Massachusetts Register #604 lists the following State Register Properties which are located within a half-mile radius of the project and which are at the approximate distances shown below from the Project:

1. Arlington Street Church, Back Bay, Corner of Arlington & Boylston Streets. - 1800 feet.
2. Armory of the First Corps of Cadets, 97-103 Arlington Street & Columbus Avenue - 1400 feet.

3. Back Bay Historic District, Commonwealth Avenue from Arlington to Charlesgate East - 2600 feet.
4. Bay Village Historic district, Piedmont, Winchester, Melrose, Fayette & Tremont Streets - 700 feet.
5. Beach/Knapp District, Beach & Knapp Streets - 300 feet.
6. Bedford Building, 89-203 Bedford Street - 1500 feet.
7. Berkeley Building, 416-426 Boylston Street - 2100 feet.
8. Boston Center for Adult Education, Back Bay, 535 Tremont Street - 1700 feet.
9. Boston Common Burial Ground - 800 feet.
10. Boston Common & Public Garden, Beacon, Park, Tremont, Boylston & Arlington Streets - 750 feet.
11. Boston Edison Electric Illuminating Company, 25-39 Boylston Street corner of Bumstead Ct. - 750 feet.
12. Boylston Building, 2-22 Boylston Street & 651-657 Washington Street, corner of Boylston Square - 750 feet.
13. Charles Playhouse, 74-78 Warrenton Street - 350 feet.
14. Church Green, 101-113 Summer Street - 1700 feet.
15. Commercial Palace Historic District, roughly bounded by Bedford, Summer, Franklin, Hawley, and Chauncey Street - 1500 feet.
16. Dill Building, 11-25 Stuart Street - 250 feet.
17. Filenes Department Store, 426 Washington Street - 1900 feet.
18. GSA Site K, Tremont Street between Avery & Boylston Streets, Grand lodge of the Masons (186 Tremont Street), Boston Illuminating Co. (39 Boylston Street) - 750 feet.
19. GSA Site LK, 83-87, 91-95, 101-113 Summer Street, Proctor Building (100 Bedford Street) - 750 feet.
20. Hayden Building, 681-683 Washington Street corner of LaGrange Street - 450 feet.
21. Kennedy's Building, 26-28 Summer Street - 1750 feet.

22. Leather District, roughly bounded by Atlantic Avenue, Surface Artery, and Massachusetts Turnpike - 800 feet.
23. Liberty Tree Building, 629-638 Washington Street, 1-4 Essex Street - 750 feet.
24. Liberty Tree District, Essex & Washington Streets - 750 feet.
25. Locke-Ober Restaurant, 3-4 Winter Place - 1850 feet.
26. Music Hall/Metropolitan Theatre and Office Building, 252-272 Tremont Street. The Project is located within the office building portion of this property, but will not affect the theatre portion thereof.
27. Newspaper Row, 322-328 Washington Street, 5-23 Milk Street, 11 Hawley Street - 1850 feet.
28. Paramount Theatre, 549-563 Washington Street - 700 feet.
29. Park Street District, Tremont, Park, and Beacon Street - 2250 feet.
30. Piano row; Park Square to Avery Street, along Boylston and Tremont Streets - 750 feet.
31. Savory Theatre, 537-541 Washington Street, 163 Tremont Street - 1000 feet.
32. Saxon Theatre, 537-541 Washington Street - 1000 feet.
33. Shubert Theatre, 263-265 Tremont Street, corner of Seaver Place - 250 feet.
34. South Station, Atlantic Avenue & Summer Street - 2100 feet.
35. South Station Headhouse, Atlantic Avenue and Summer Street - 2100 feet.
36. South Station Interlocking System/Tower 1, Atlantic Avenue & Summer Street - 2100 feet.
37. St. Cloud Hotel, South End, 563 Tremont Street - 2640 feet.
38. St. Paul's Church, 136 Tremont Street, between Winter & Temple Streets & opposite the common - 2000 feet.

39. St. Paul's Church, 136 Tremont Street, between Winter & Temple Streets & opposite the common - 200 feet.
40. Stearns, R.H. Building, 140 Tremont Street - 1750 feet.
41. Theatre Area Multiple Resource Area, bounded by Boylston Street, Park Square, West Bedford Street, Harrison Avenue and Charles Playhouse - The project is within this area.
42. Tremont Street Subway, Boston Common & Tremont Street - 2250 feet.
43. United Show Machinery Corporation Building, 140 Federal Street - 2100 feet.
44. The Walker Building, 120 Boylston Street - 750 feet.
45. Washington Street Theater District, 511-559 Washington Street - 700 feet.
46. West Street Historic District, West and Tremont Streets - 1650 feet.
47. Wilbur Theater, 244-250 Tremont Street - contiguous
48. Wirth, Jacob Building, 31-39 Stuart Street - 400 feet.
49. Young Men's Christian Union, 48 Boylston Street, corner of Tamworth Street - 650 feet.
50. Youth's Companion Building, 140-144 Berkeley Street, and 195-217 Columbus Avenue - 2100 feet.

2. Landmark Status of Property (Boston Landmark, State Register of Historic Places, National Register of Historic Places)

This report comes from the Ropes and Gray report:

1. 19-SU-13, pre-historic archaeological site.
2. 19-SU-14, pre-historic archaeological site.
3. 19-SU-15, pre-historic archaeological site.
4. 19-SU-16, pre-historic archaeological site.
5. 19-SU-29, pre-historic archaeological site.
6. Proctor Building, 100-106 Bedford Street - 1300 feet.

7. Wang Theatre (interior only), 106 Boylston Street - 700 feet.
8. Colonial Theatre (interior only), 106 Boylston Street - 700 feet.
9. The Phillips Building, 120 Tremont Street - 2200 feet.
10. Evans Building, 174-5 Tremont Street - 1320 feet.
11. Jewelers Building, 371-379 Washington Street - 2000 feet.
12. Auchmuty Building, 104-122 Kingston Street - 1650 feet.

F. Infrastructure Systems Component

1. Anticipated Water Consumption, if known

The anticipated water consumption is approximately 6500 gallons per day.

2. Anticipated Electricity Consumption, if known

The anticipated electricity consumption is 7,500,000 KWH.

3. Anticipated Sewer Generation, if known

The anticipated sewage generation is approximately 6500 gallons per day.

4. Anticipated Energy Requirements, if known

The anticipated energy requirements is approximately 26,350 mlb steam per year.

Coordination with Other Governmental Agencies

A. Massachusetts Environmental Policy Act Requirements

This project is categorically included for preparation of an Environmental Impact Report subject to MEPA review. An Environmental Notification Form has been submitted to MEPA prior to the submittal of this PNF. We request that the review process and schedule of both be synchronized and anticipate presenting environmental analyses that address the concerns of both MEPA and the BRA comprehensively in a single set of documents.

B. Architectural Access Board Requirements

As a commercial project exceeding two stories in height and employing more than 40 people, this project is subject to the jurisdiction of the Architectural Access Board. The project will be designed to comply with the requirements of the AAB.

C. Department of Public Health

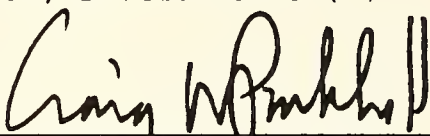
This project has to be submitted to the DPH for a Determination of Need.

Proponent's Certification

This form has been circulated to all agencies and persons as required by the Boston Zoning Code Article 31, Section 31-5 (1)



Date Signature of Proponent's
 Representative
 (Anne L. Levine)



Date Signature of Person
 Preparing (if different)
 (Craig W. Parkhill)

New England Medical Center Hospitals Inc.
Proponent (Print or Type)

MFPA Inc.
Name (Print or Type)

Address: 750 Washington Street
 Boston, MA
 617-956-7576

Address: 192 Worcester Road
 Natick, MA
 617-237-4300

